

**41313 Old Yale Road**  
Abbotsford, V3G 2S9



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**MLS# R2966963**



**\$2,990,000**

**4 Bedrooms | 2 Bathrooms | 2,463 Sqft**

A countryside estate. Three westward facing benches of land on Vedder Mountain with spectacular views of Sumas Prairie and Sumas Mountain. The 21 acre property has a lovely two storey house, a barn and outbuildings, multiple fenced pastures, a mature orchard, and enjoys a natural artesian spring, as well as a drilled well. The best views are from the back porch of the Cape Cod style 4 bed, 2 bath home, with formal dining room, living room, upgraded kitchen and den. The house has gorgeous custom hardwood floors and a classic design that offers natural light throughout. The home is surrounded by an acre of lawn and gardens, and has a private driveway and carport. A rural paradise, yet only 20 minutes from Abbotsford or Chilliwack. Current zoning allows for subdivision into 2 - 10 acre lots



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